BOOK 8652 PAGE 40

EXH 7

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 94,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF May

Notary Public

MY COMMISSION EXPIRES: 1/22/95
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201
File 30194

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Effie Murray Smith (NAME)	Atlantic Coast Mortgage Company (NAME)	MAP 91-16
4411 Dakota Avenue (ADDRESS)	12700 Fair Lakes Circle-Ste 400 (ADDRESS)	PARCEL 140
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Fairfax, Virginia 22033 (CITY) (STATE) (ZIP)	25W 1445

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Howard Birdwell and wife Carolyn Birdwell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Effie Murray Smith and Jacqueline A. Smith, both unmarried persons

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 310 of Block 16 on the Plan of Charlotte Park Addition to West Nashville, as of record in Book 57, Page 103, Register's Office for Davidson County, Tennessee.

SAId Lot 310 fronts 50 feet along the southerly side of Dakota Avenue and extends back 150 feet on the easterly and westerly side lines to a rear line measuring 50 feet thereon.

BEING the same property conveyed to Howard Birdwell by deed from Louise Godwin Hime of record in Book 8361, Page 302, Register's Office for Davidson County, TN.

The foregoing is the same legal description as appears in the previous deed of record.

CAROLYN BIRDWELL wife of HOWARD BIRDWELL joins in this conveyance for the purpose of encumbering any marital right which she may have in and to said property.

1 5 3 8 3

IDENTIF. REFERENCE

JUN 15 11 27 AM '92

REGISTER'S OFFICE DAVIDSON COUNTY TN.

1263 06/15 0101 03CHECK 356.65

unimproved ( )
This is improved (X) property, known as 4411 Dakota Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 28th day of May, 19 92

Howard Birdwell

Carolyn Birdwell

DCTN01W 12/88 First Data Systems, Inc 1-800-626-5427

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Howard Birdwell and wife Carolyn Birdwell

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of May, 19 92.

Commission expires 1/22/95

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Howard Birdwell

TO
Effie Murray Smith and Jacqueline A. Smith

RETURN TO:
Saturn & Mazer Title Services
212 Third Avenue, North
Nashville, Tennessee 37201 File 30194

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 8652 PAGE 42

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 94500.00
CON TX 349.65
PRFEE 1.00
WDEED 6.00
TOTAL 356.65
CHECK 356.65

~~06/15/93 01 11:24 0001 1263~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. REFERENCE

JUN 15 11 27 AM '93

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY TN.

No. 541011